087.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	836,100	/	836,100
USE VALUE:	836,100	/	836,100
ASSESSED:	836,100	/	836,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HART ROBERT M/ETAL
Owner 2:	DENTON MARY E
Owner 3:	
Street 1:	81 OAK HILL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,784 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Clapboard Exterior and 3125 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8784.000	381,600		454,500	836,100
Total Card	0.202	381,600		454,500	836,100
Total Parcel	0.202	381,600		454,500	836,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 267.55 | /Parcel: 267.5

Legal Description

User Acct 54988

GIS Ref

GIS Ref

Insp Date 10/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 087.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	381,600	0	8,784.	454,500	836,100	836,100	Year End Roll	12/18/2019
2019	101	FV	299,300	0	8,784.	422,100	721,400	721,400	Year End Roll	1/3/2019
2018	101	FV	299,300	0	8,784.	422,100	721,400	721,400	Year End Roll	12/20/2017
2017	101	FV	299,300	0	8,784.	370,100	669,400	669,400	Year End Roll	1/3/2017
2016	101	FV	299,300	0	8,784.	337,700	637,000	637,000	Year End	1/4/2016
2015	101	FV	281,700	0	8,784.	298,700	580,400	580,400	Year End Roll	12/11/2014
2014	101	FV	281,700	0	8,784.	282,500	564,200	564,200	Year End Roll	12/16/2013
2013	101	FV	263,100	0	8,784.	268,800	531,900	531,900		12/13/2012

!7073!

PRINT

Date	Time
12/10/20	21:45:08

LAST REV

Date	Time
08/12/19	10:02:47
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7073

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHALLAH MARY M	24642-200		6/23/1994		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2013	563	Solar Pa	24,400	C				
11/2/2012	1444	Dormers	160,000	C				
8/20/2009	722	New Wind	11,555					
8/31/2001	616	Re-Roof	7,500	C				
3/21/1995	118	Manual	7,700					REBUILD WALL

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
6/14/2013	Info Fm Prmt	EMK	Ellen K
4/30/2013	Info Fm Prmt	EMK	Ellen K
12/11/2008	Meas/Inspect	336	PATRIOT
4/3/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54988
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8784		Sq. Ft.	Site		0	70.	0.74	12			Topo	-5					454,540						454,500	

Total AC/HA: 0.20165 | Total SF/SM: 8784 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 454,540 | Spl Credit | Total: 454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.08192098
Const Adj.:	0.99989998
Adj $ / SQ:	113.590
Other Features:	130032
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468842
Depreciation:	87205
Depreciated Total:	381637

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

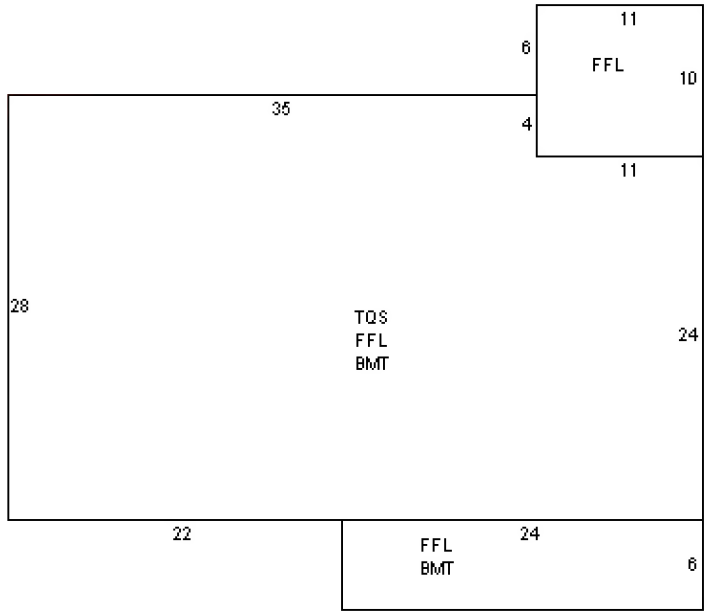
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	113.59
Special Features:	0	Val/Su Net:	99.92
Final Total:	381600	Val/Su SzAd	156.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,498	113.590	170,158
BMT	Basement	1,388	45.150	62,671
TQS	3/4 Story	933	113.590	105,980

Net Sketched Area:	3,819	Total:	338,809
Size Ad	2431	Gross Are	4130	FinArea	3125
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc